

Taking TOD to the Next Level: Creating Places to Live, Work & Play in the 21st Century Village

Think Green: Engage & Educate Conference

The Box District, Chelsea MA

Ann Houston

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Goal:

Transform a moribund industrial area in the heart of downtown Chelsea into a vibrant transit oriented mixed-income neighborhood.





Principles

<u>Comprehensive</u>: To build healthy community must address Physical, Social, Economic needs

<u>Incremental</u>: Lead with strong projects and infrastructure

Partner: Public & Private plus residents





BROADWAY SHOPPING' BUSINESS DISTRICT COMMUNITY COLLEGE













The Plan



CHELSEA BOX DISTRICT DEVELOPMENT PLAN



- Chelsea Neighborhood Developers Offices over Retail – 22,000 GSF
- Janus Highland Apartments
 Buildings 41 Rental Units.
 Total Parking 36 Spaces
- Box Works Town Homes
 Buildings- 26 Mixed Income Ownership
 Units. Total Parking 26 Deeded Spaces
 and 5 Guest Spaces.
- Atlas Lofts
 53 Loft Style Rental Units.
 Total Parking 64 Spaces

Phase 2

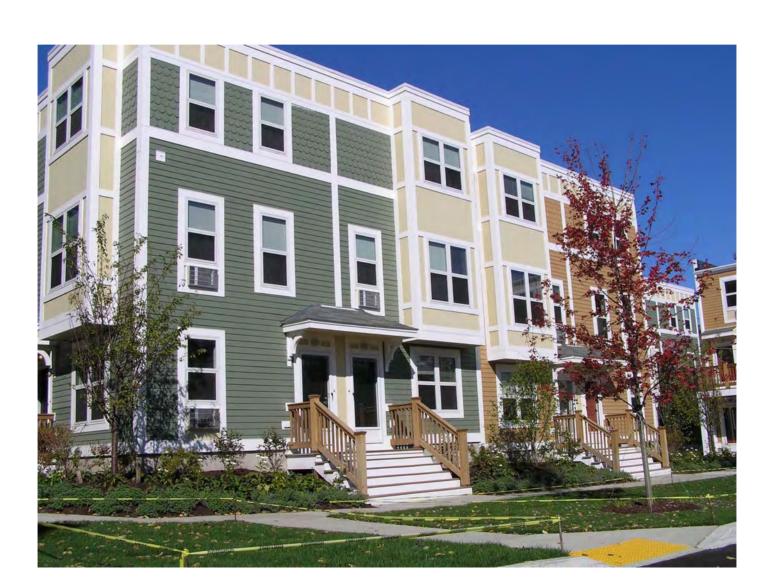
- 5. Sudbury Brass Site
 - Building- 24 Rental Units.20-24 Rental Units, 10-16 Town House Units and Neighborhood Park.

 Total Parking – 36-48 Spaces
- Standard Box Site
 Buildings.
 Home Ownership Townhouse Units
- and 33 Rental Units. Total Parking – 101 Spaces
- Shawmut Printing Site
 Townhouse Buildings with 8 Units and
 Parking
- Box Works Public Infrastructure Upgrade Project

New sidewalks, street trees and repaying of streets.

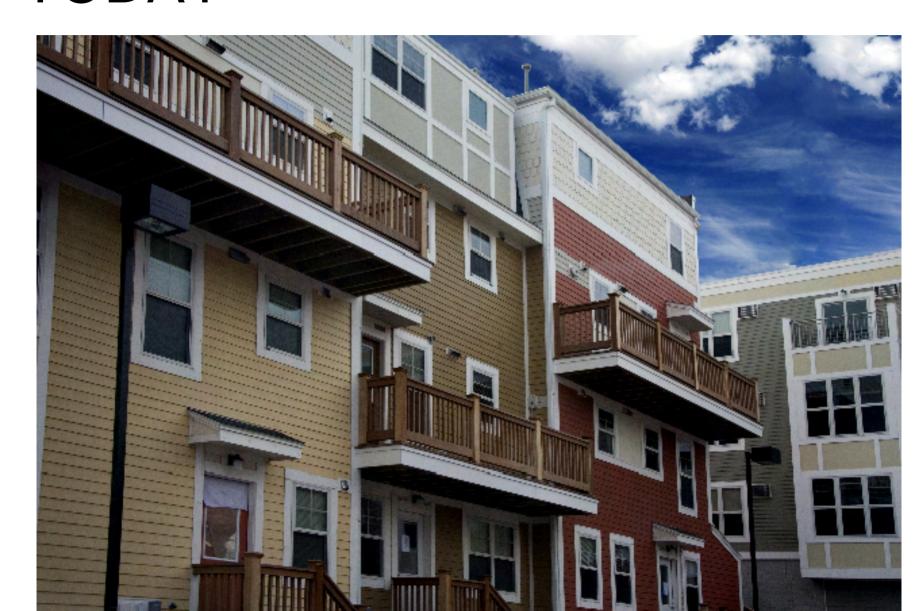
Other New Development
D'Amico -12 units, new construction















NEXT STEPS: Phase 2

Box District Park

RR Linear Park

Sudbury Homes





Phase 1 Details:

Approach:

Site Control

Select Partner

Permit

Secure Funding

Construction, including unanticipated PCB remediation





Box Works Homes

- 26 mixed-income Condominiums (16 affordable & 10 market)
- Funding Sources
 - MA CATNHP
 - MA Housing Stabilization Fund
 - North Suburban Consortium
 - Sales Proceeds
 - MA Brownfields Fund (MassDevelopment)
 - Citizen's Bank Construction Loan





Janus Highland Apartments

- 41 Scattered site affordable apartments
- Funding Sources
 - Equity Investment: MMA Financial
 - First Mortgage: Mass Housing Partnership
 - MA Transit Oriented Development Fund
 - MA HOME Funds
 - North Suburban Consortium Funds
 - NeighborWorks America Equity
 - Citizen's Bank Construction Loan





4 Gerrish

- 22,000 sf commercial / office space for CND, Standard Electric, Dollar Store
- Funding Sources
 - MHIC New Market Tax Credits & Loan
 - Wainwright Bank Loan
 - City of Chelsea
 - Grants: Citizen's Bank, Agnes Lindsey Fund, NeighborWorks America





Infrastructure

- New sidewalks, streets, lighting, trees, sewer separation
- Funding Sources
 - CDBG
 - MA Transit Oriented Development Pedestrian Grant
 - 40R Funding





Results to Date

Significant Environmental Contamination Eliminated.

New Housing:

- 67 units Green Housing by CND: 0.7 cars per unit
- 12 units by private investor

Challenges:

Market has impeded Atlas Lofts





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